



**Land off Lancaster Road, Out Rawcliffe,  
Preston, PR3 6BN**

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**Offers in the region of £110,000**

An excellent plot of productive Grade 2 agricultural land with road frontage and direct access off Lancaster Road comprising a single field extending to 9.43 acres.

The land is currently permanent pasture in agricultural production as grazing pasture however, the land would be well suited to equestrian, agricultural or amenity purchasers alike.

For sale by informal tender with the benefit of vacant possession upon completion. Tender deadline Wednesday 11th January 2023.

- 9.43 acres (3.82ha)
- Direct road access off Lancaster Road
- Grade 2 agricultural land
- Agricultural, amenity and equestrian uses

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH

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## General Remarks

**Services:** We understand that the property benefits from an existing metered mains water supply.

**Basic Payment Scheme:** It is understood that the property is registered with the Rural Payments Agency for the purposes of the Basic Payment Scheme however, no entitlement are included within the sale.

**Sporting, Mines & Mineral Rights:** All sporting, mines and mineral rights are assumed to be in hand are to be included in the sale.

**Title & Tenure:** Held freehold under title LAN207714. Vacant possession will be provided upon completion.

**Planning:** No planning permission is understood to be outstanding. Any and all planning enquiries are to be directed to Wyre Council being the Local Planning Authority.

**Viewings:** During daylight hours with a copy of these sales particulars to hand..

**Method of Sale:** For sale by informal tender. Offers in writing to be submitted to the Sawley Office using the tender form provided no later than 12 noon Wednesday 11th January 2023.

**Lotting and Order of Sale:** The vendor reserves the right to amend, withdraw, amalgamate or change the lotting of the property as required and reserves the right to agree a sale prior to the tender deadline or alter the method of sale.



# Boundary Plan





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Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

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